

After Recording, Return To:
Rocky Mountain Title Guaranty, LLC
P.O. Box 268
Helena, MT 59624

File No: BX31730

Grantee's Mailing Address:

313 S. Harrison Ave
Townsend, MT 59644

198795 Fee: \$ 16.00 Bk 260 Pg 663
BROADWATER COUNTY Recorded 6/7/2024 at 3:17 PM
Angie Paulsen, CLK & Rcdr By Mandi O'Neil Deputy
Return to: ROCKY MOUNTAIN TITLE CO 400 N PARK AVE STE 2
HELENA, MT 59601-5091

WARRANTY DEED

For Value Received, **Thomas Weyant and Rene L. Weyant**, the Grantor(s), do(es) hereby grant, bargain, sell, convey, and confirm unto **Justin G. Arnold and Megan E. Arnold**, as joint tenants with right of survivorship, the Grantee(s), the following described premises, in Broadwater County, Montana, to-wit:

SEE EXHIBIT A

TO HAVE AND TO HOLD the said premises, with his/her/their appurtenances unto the said Grantee(s), his/her/their heirs and assigns forever, and the said Grantor(s) do hereby covenant to and with the said Grantee(s), that he/she/they is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances except all easements, assessments, taxes, agreements, restrictions and covenants of record or assessed against the above-described property; and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

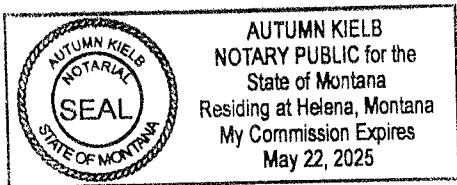
DATED: June 4, 2024

Thomas Weyant
Thomas Weyant

Rene L. Weyant
Rene L. Weyant

STATE OF Montana, COUNTY OF Lewis & Clark

On this 4 day of June, 2024, before me, a Notary Public in and for said State, personally appeared Thomas Weyant and Rene L. Weyant known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.



[Signature]
Notary Public for the State of:
Residing at:
My Commission Expires:

EXHIBIT A

Lot 2 of the Carmody First Addition to the City of Townsend, Broadwater County, Montana.